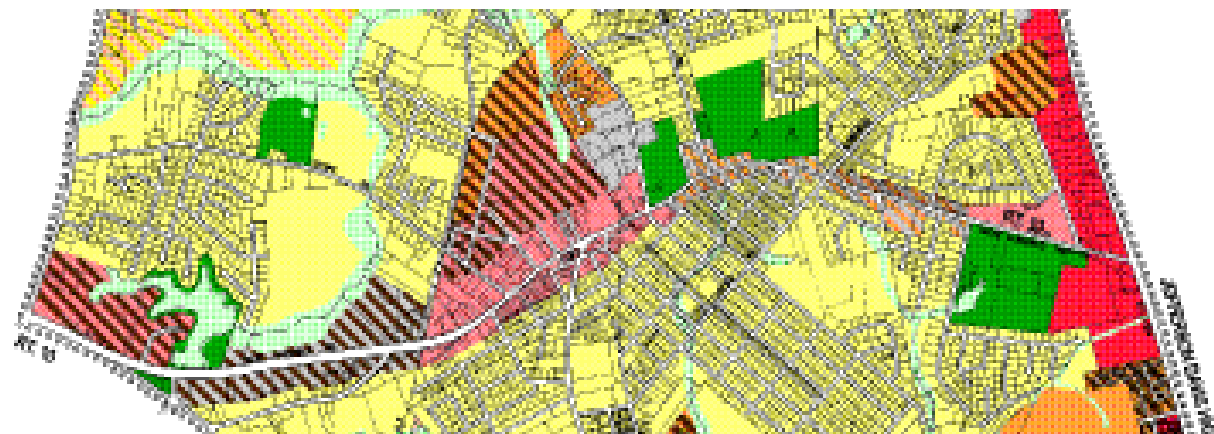




The purpose and intent of the Chester Village District standards is:

- To create, maintain, and reinforce the pedestrian oriented environment within an area that possesses a unique heritage. This is accomplished, in part, with human scale building forms, reducing building setbacks and installing street trees to create an “enclosed” streetscape, providing pedestrian walkways and pedestrian scale decorative lighting.
- To encourage appropriate renovations to existing structures and compatible new construction by promoting the use of building forms which define the architectural character of the Chester Village district.
- To improve compatibility of existing and proposed commercial uses with adjacent residential uses.



Partial view of Chester Village land use map

The Chester Village District is divided into the following areas: Chester Village Corridor East, Chester Village Core, and Chester Village Fringe East and West. Reference the Zoning Ordinance for specific area definitions.

Contents of this Section:

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Chesterfield County, Virginia

LEGEND

Single Family Residential (1.50 Units/Acre or Less)	Community Commercial
Single Family Residential (1.50 Units/Acre or Less)	General Commercial
Single Family Residential (1.50 to 2.00 Units/Acre)	Mixed Use: Neighborhood Office and Single Family Residential
Single Family Residential (2.01 to 4.00 Units/Acre)	Mixed Use: Corporate Office and Multifamily Residential
Residential (2.01 to 4.00 Units/Acre)	Mixed Use: Neighborhood Commercial and Multifamily Residential
Neighborhood Office	Public/Community
Neighborhood Commercial	Natural/Conservation















Design Standards Manual

SPECIFIC AREA STANDARDS

CHESTER VILLAGE DISTRICT SETBACKS

Setbacks for O and C Zoning Districts

CHESTER VILLAGE CORRIDOR EAST

Right of Way Classification	Minimum Setback	Perimeter Landscaping	Notes
Major Arterials			
All Sides	25'  	G	
Other Public Right of Ways			
Buildings, Drives and Parking			
Front Setbacks	25'  	G	
Corner Side Setbacks	25'  	G	
Permitted reductions (when back to back with another	15'  	G	
Side and Rear Yards Not Abutting a Right of Way			
Standard Side Yard and when adjacent to property designated by the Chester Village Plan for non-single	7.5' ** 	E	
Permitted reductions. (when adjacent to an O, C, or I District)	0'	-	
Standard Rear Yard and when adjacent to property designated by the Chester Village Plan for non-single family residential.**	25' ** 	B	 Building setback
Permitted reductions. (when adjacent to an O, C, or I District)	0'	-	 Drives & parking setback
Drives and Parking			
Standard Side Yard	7.5' 	F	
Permitted reductions. (when adjacent to an O, C, or I District and when adjacent to property designated by the Chester Village Plan for non-single family residential.***)	0'	-	
Standard Rear Yard	25' 	B	
Permitted reductions	7.5'	F	
Permitted reductions. (when adjacent to an O, C, or I District and when adjacent to property designated by the Chester Village Plan for non-single family residential.***)	0'	-	

Vacant property designated by the Chester Village Plan as "mixed use: neighborhood office and single family residential" shall be considered non-single -family residential land use regardless of parcel zoning.

Buildings:
** May be reduced to 0' by planning director at request of adjacent property owner and with no wall openings along property line.

Drives and Parking
*** If adjacent parcel is occupied by a residence, a four foot high solid screen or fence shall be installed, unless waived by the planning director at the request of the adjacent property owner.

SPECIFIC AREA STANDARDS

CHESTER VILLAGE DISTRICT SETBACKS CHESTER VILLAGE CORE

Setbacks for O and C Zoning Districts

Right of Way Classification	Minimum Setback	Perimeter Landscaping	Notes
Major Arterials			
Buildings			
All Sides	10'	G	
Drives and Parking			
All Sides	The larger of 10' or the least front building setback existing on the lot.	G	
Front setbacks for drive-through lanes with buildings setback at 15'.	3' *	F: b.	One small deciduous tree for each 30 lineal feet
Other Public Right of Ways			
Buildings, Drives and Parking			
Front and Corner Side Setbacks	The larger of 10' or the least front building setback existing on the lot.	G	
Front setbacks for drive-through lanes with buildings setback at 15'.	3' *	F: b.	One small deciduous tree for each 30 lineal feet
Side and Rear Yards Not Abutting a Right of Way			
Buildings, Drives and Parking			
Side and rear setbacks	25'	A	*If buildings are setback more than 15' then the increased setback shall be utilized for landscaping or pedestrian circulation, unless or the drive setback shall be increased by a like amount .
Permitted reductions.	10'	B	
Permitted reductions. (when adjacent to an O, C, or I District)	0'		
Permitted reductions. When adjacent to property designated by the Chester Village Plan for non-single family residential uses.**	7.5' for Buildings** 0' for drives and parking***	-	
Permitted reductions. **	0'**		
Vacant property designated by the Chester Village Plan as "mixed use: neighborhood office and single family residential " shall be considered non-single -family residential land use regardless of parcel zoning.	Buildings ** May be reduced to 0' by planning director at request of adjacent property owner and with no wall openings along property line.	Drives and Parking *** If adjacent parcel is occupied by a residence, a four foot high solid screen or fence shall be installed, unless waived by the planning director at the request of the adjacent property owner.	

Setbacks for O, C and I Zoning Districts

CHESTER VILLAGE FRINGE EAST & WEST

Right of Way Classification	Minimum Setback	Perimeter Landscaping
Major Arterials		
All Sides - Buildings, Drives and Parking	25'	G
Permitted reductions.	none	-
Other Public Right of Ways		
Buildings, Drives and Parking		
Front and Corner Side Setbacks	25'	G
Permitted reductions.	none	-
Side and Rear Yards Not Abutting a Right of Way		
Side Yard Setbacks - Buildings, Drives and Parking	30'	A
Permitted reductions (no reductions when adjacent to any R, R-TH, R-M For A District)	10'	B
Permitted reductions. (when adjacent to an O, C, or I	0'	-
Permitted reductions. (When adjacent to property designated by the Chester Village Plan for non-single family residential uses.**)	7.5' for Buildings** 0' for drives and parking***	
Permitted reductions. **	0'**	-
Rear Yard Setbacks - Buildings, Drives and Parking	40'	A
Permitted reductions (no reductions when adjacent to any R or A District)	20'	B
Permitted reductions. (when adjacent to an O, C, or I	0'	-
Other Permitted rear yard reductions.		
When adjacent to property designated by the Chester Village Plan for non-single family residential uses.**		
Buildings	25' / 0'**	-
Drives and Parking	0'***	-
Setbacks for gasoline pumps and drives serving pump islands shall be the same as those for drives and parking above.		-

Buildings

** May be reduced to 0' by planning director at request of adjacent property owner and with no wall openings along property line.

Drives and Parking

*** If adjacent parcel is occupied by a residence, a four foot high solid screen or fence shall be installed, unless waived by the planning director at the request of the adjacent property owner.

Vacant property designated by the Chester Village Plan as "mixed use: neighborhood office and single family residential " shall be considered non-single-family residential land use regardless of parcel zoning.

Per Sec. 19-608 (a) Parking:

Parking requirements in the village district for indoor commercial recreational facilities; self service gas atations; office buildings of up to 26,500 square feet; restuarants, including fast-food and drive-in restaurants; retail strores; personal services; repair shops; banks; greenhouses; nursery centers; and lawn and garden centers shall be based on the requirements for shopping centers or similar retail groups of buildings as set forth in section 19-513.

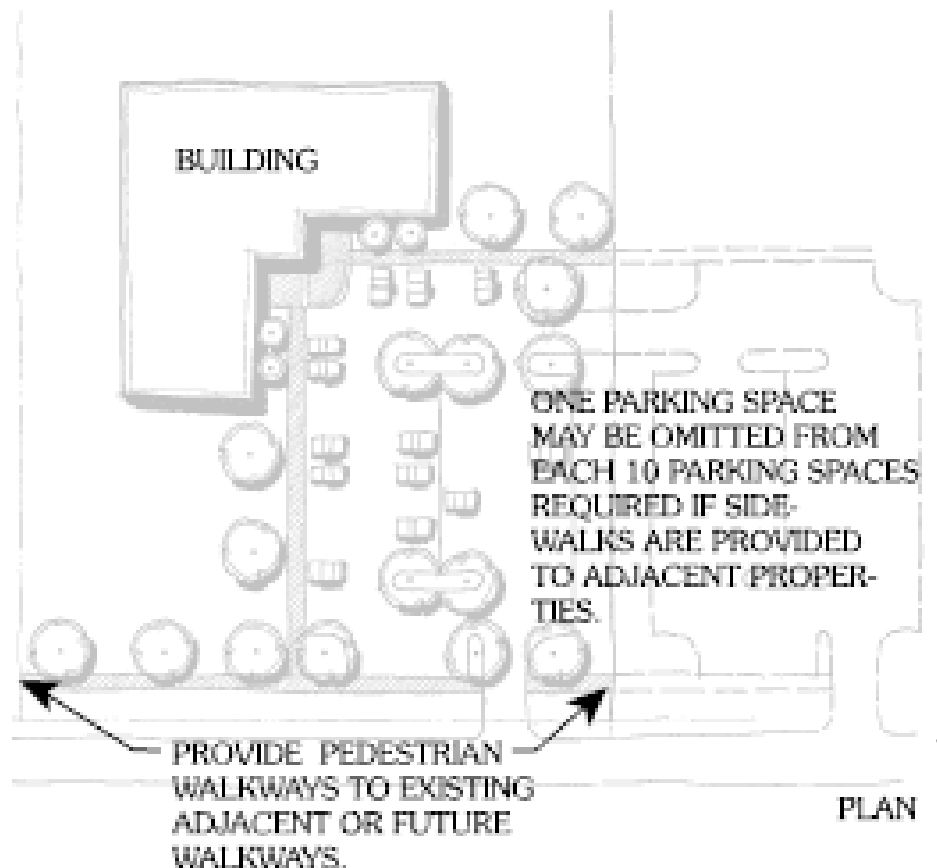


Example of parking space credit for on-street parking

Improved, designated parking spaces in a public right of way may be counted toward the required number of parking spaces so required when more than one space joins the site.

Further, the required number of spaces may be reduced by ten (10) percent if the propose development contains sidewalks, or other pedestrian walkway system that connects to existing walkways or that may be connected to future walkways.

All other requirements of article I division 2 of the design standards manual shall apply.



Per 19-608(b)

Landscaping standards for surface parking areas
At least one large deciduous tree (a species having an average minimum crown spread of greater than thirty (30) feet.) shall be planted in each landscaped area, in lieu of the one small tree required per 19-519(b) (Materials for landscaping standards for surface parking areas).

All other landscaping requirements of sections 19-518, 19-519, & 19-609, shall apply in this district.

Per 19-608(e)

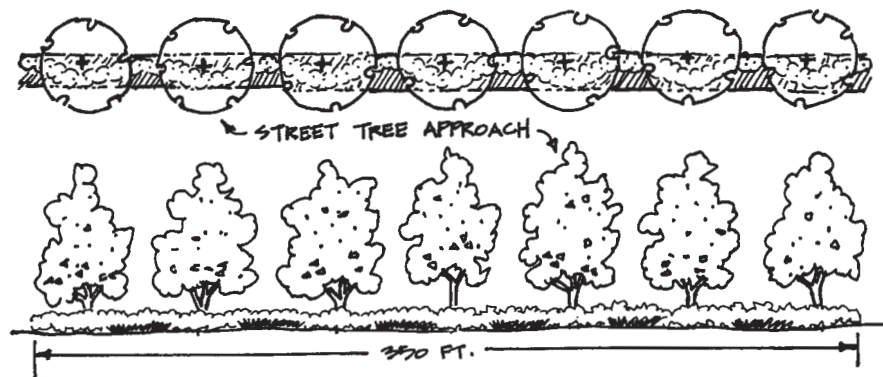
Street tree plantings shall be installed in accordance with section 19-518(g)(9)



Example of perimeter landscaping G

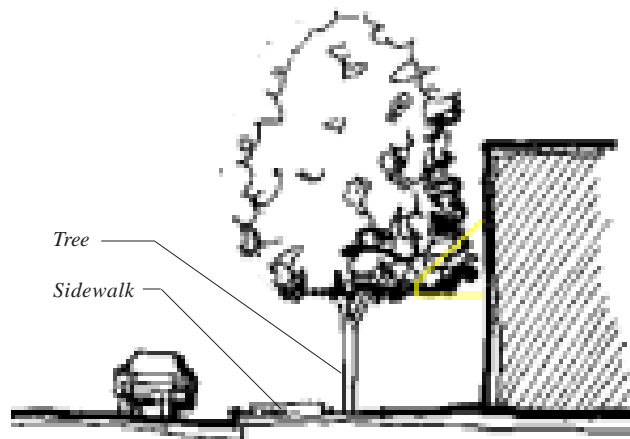
Perimeter landscaping G:

At least one large deciduous tree to be installed for each fifty (50) lineal feet. Continuous hedge forms, no shorter than three (3) feet at planting, for the entire parking lot length. Low shrubs reasonably dispersed throughout.



Per 19-608(e) 1-3

Trees shall be installed behind the sidewalk.
Trees installed shall be suitable for use as street trees and shall be able to withstand adverse growing conditions.
A particular tree species may be required in a specific location based on existing area landscaping.



Per sec. 19-608(c)

External lighting: Except for lamps attached to a building the maximum height for lampposts shall be twenty (20) feet.

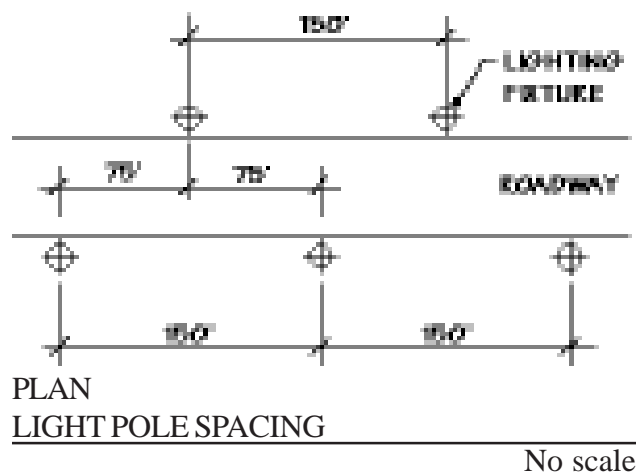
Lamps attached to a building shall be no higher than the roofline or parapet wall.

Per sec. 19-608(d)

Street lighting shall be required of all new or expanded projects except single family dwellings. streetlight fixtures, poles, and lamp types shall be consistent along any given street. Streetlights shall be of a design in keeping with the small scale pedestrian oriented character of the village and shall be compatible with existing and anticipated development. Fixture mounting heights shall be twelve (12) feet above the adjacent street elevation along Route 10 , Chester Road , and Harrowgate Road and ten (10) feet along all other streets. Spacing of streetlights shall be one hundred and fifty (150) feet on center on each side all streets. Layout shall be offset with spacing on opposite side of street to provide a seventy-five foot roadway spacing. spacing requirements may be modified during the site planning process if physical restraints preclude such spacing.

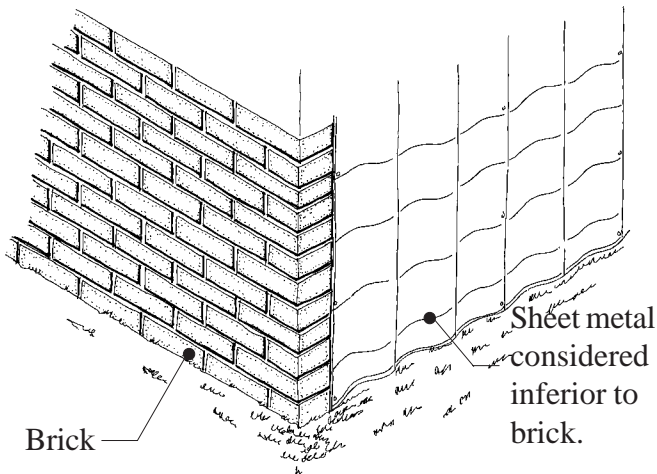
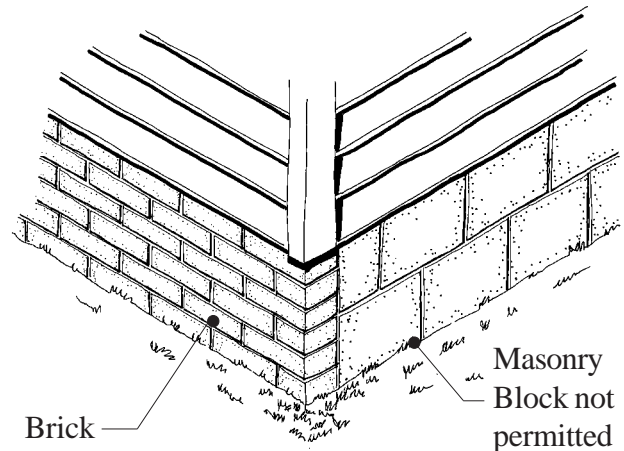


The standard streetlight for Chester Village consists of a decorative cast iron pole with an "acorn" style fixture.



Section 19-611. Architectural Treatment

No building exterior (whether front, side, or rear) shall consist of architectural materials inferior in quality, appearance, or detail to any other exterior of the same building. Nothing in this section shall preclude the use of different materials on different building exteriors, but rather, shall preclude the use of inferior materials on sides which face adjoining property and thus, might adversely impact existing or future development causing a substantial depreciation of property values.

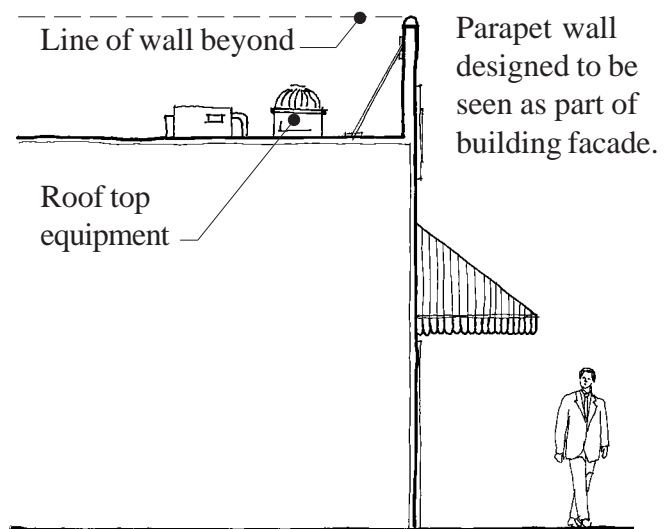


No portion of a building constructed of unadorned cinder block or corrugated and/or sheet metal shall be visible from any adjoining A, R, R-TH, R-MF or O District or any public right of way.

(Examples: unadorned masonry block corrugated and/ or sheet metal are considered inferior to brick.)

Reference Countywide standards for mechanical equipment requirements.

Reference Countywide standards for additional requirements for architectural treatment.



SPECIFIC AREA STANDARDS

CHESTER VILLAGE DISTRICT ARCHITECTURAL TREATMENT



This gazebo announces the Chester Village Green neo-traditional development on the south side of Route 10. Please reference the Chester Village Green Design Guidelines for architectural and site development criteria.

Buildings shall possess architectural variety and shall be compatible with existing structures, especially nearby structures of high historic interest.

New or remodeled buildings shall enhance an overall cohesive character as reflected in existing structures. This character shall be achieved through the use of design elements, including but not limited to, materials, balconies and/or terraces, articulation of doors and windows, sculptural or textural relief of facades, architectural ornamentation, varied roof lines or other appurtenances such as lighting fixtures, and or landscape elements.



This former bank is now used as an office building in Chester Village.



Building in Chester Village renovated for a restaurant.



The design of these recently constructed offices in Chester reflect a residential building style found in the village area.

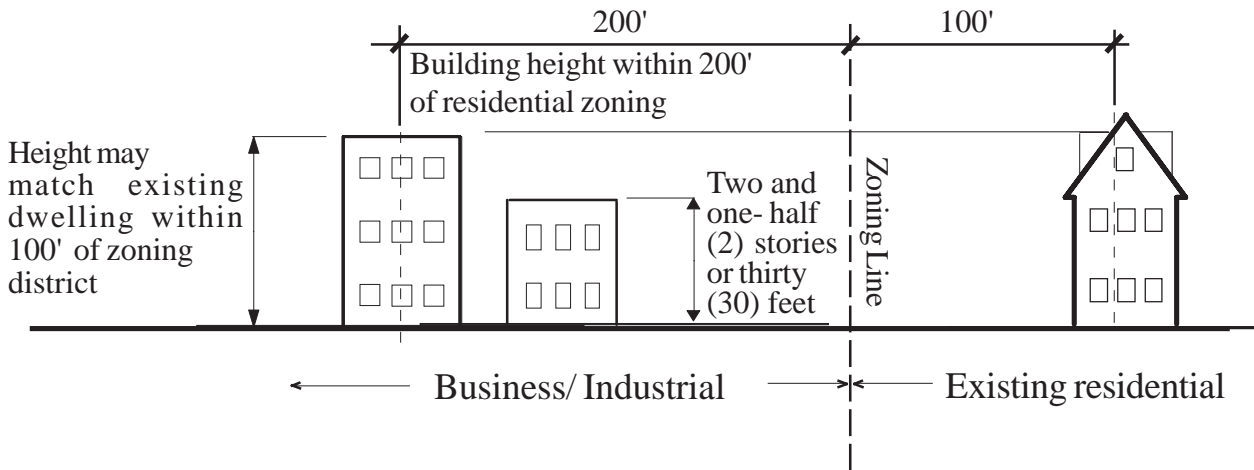
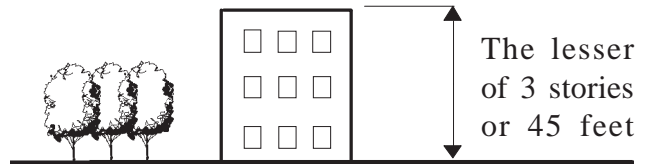
Per sec. 19-612(1) Chester Village Corridor East

The maximum height of all structures within any O, C, or I district shall not exceed a height of two and one-half (2 1/2) stories or thirty feet, whichever is less.



Per sec. 19-612(2) All Other Village District Areas

The maximum height of all structures shall not exceed a height three (3) stories or forty-five (45) feet, whichever is less.



Per sec. 19-612(3)

No structure within two hundred feet of any property line in an R, R-TH, or R-MF district shall exceed a height of two and one-half (2 1/2) stories or thirty (30) feet, whichever is less. However, if there is an existing dwelling more than two and one-half stories within one hundred (100) feet of the district, the height of the proposed structure may be increased to the height of the dwelling.